



43 Green Lane, Hucclecote GL3 3QX
£925,000



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• No onward chain • Executive four bedroom family home • Immaculately presented throughout • One bedroom annex currently used as a successful Air B&B • Extended to create both sociable and versatile living accommodation • Private and enclosed fully landscaped rear garden • Ample off road parking and garage • Great transport links to Cheltenham, Gloucester and Cirencester • EPC House - D63 Annex - C70 • Tax Band F - Gloucester City Council - £3,391.80 per annum (2026/27)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£925,000

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Accommodation

The ground floor accommodation comprises a study, family room, open-plan kitchen/living room, utility room and WC.

Upon entering the property, you are welcomed by a spacious entrance hall, which provides access to the kitchen/living room, staircase to the first floor, and two versatile reception rooms situated at the front of the property. Currently used as a family room and art room, these attractive spaces could easily accommodate a variety of uses, including a home office or additional sitting rooms. Both rooms benefit from open fireplaces, while the art room also features a charming bay-style window, adding character and natural light.

The impressive open plan kitchen/living room forms the heart of the home, offering a superb space for both everyday living and entertaining. The living area has a contemporary feel, complemented by a feature gas fire that creates a cosy atmosphere during the colder months.

Frameless four-panel glass doors open seamlessly onto the patio, flooding the room with natural light and creating an excellent indoor-outdoor living experience.

The kitchen is equally impressive, offering ample storage through a range of wall and base units, complemented by granite worktops. Integrated appliances include a dishwasher and extractor hood, with additional space available for a range cooker and fridge freezer.

Leading off the kitchen, the utility room provides further storage alongside plumbing for a washing machine and tumble dryer. The utility room also offers access to the garage, rear garden and a convenient cloakroom fitted with a WC and wash hand basin.

The first floor provides spacious and flexible accommodation, comprising four well-proportioned double bedrooms and a beautifully appointed family bathroom. Bedrooms three and four are positioned to



the front of the property, while the principal and second bedrooms enjoy a peaceful rear aspect overlooking the immaculately maintained garden. The principal bedroom is a particularly impressive space, benefiting from an extensive range of fitted wardrobes and a stylish en-suite shower room featuring a WC, wash hand basin and generous walk-in double shower enclosure.

Completing the accommodation is the luxurious family bathroom, finished to an exceptional standard. Designed with both style and practicality in mind, it features a contemporary vanity unit with wash hand basin, concealed cistern WC, spacious walk-in double shower enclosure and an elegant freestanding bath with mixer tap.

Outside

Approached via a generous private driveway, which provides ample off-road parking, this striking detached family home immediately impresses with its attractive red-brick elevations and beautifully maintained frontage. A wisteria gracefully frames the entrance, while the attached garage and landscaped front gardens enhance the kerb appeal.

The rear garden is undoubtedly one of the property's standout features, thoughtfully landscaped by a Multi-Gold Medal winner with most recent being, at the 2026 RHS Chelsea Flower Show into a stunning outdoor retreat. A large porcelain patio spans the width of the house, providing an ideal space for entertaining, complete with

a luxurious hot tub and seamlessly connecting the indoor and outdoor living areas. A sheltered courtyard-style seating area in front of the annexe offers a private sun trap, perfect for relaxing throughout the day.

The expansive lawn is bordered by an array of mature trees, specimen shrubs and colourful planting, along with a beautifully landscaped ornamental pond creating a peaceful and private setting. At the far end of the garden, an impressive timber summer house is complemented by an additional porcelain tiled seating area with space for outdoor dining, making it ideal as a home office, gym or entertaining space.

For keen gardeners, the property also benefits from two greenhouses, offering excellent facilities for cultivating plants, fruit and vegetables throughout the seasons. The overall result is a truly outstanding garden that has been meticulously designed and maintained, offering something to enjoy in every season.

Annexe

This stylish one-bedroom annexe is a fantastic addition to an already impressive home. Offering well-designed and self-contained accommodation, the annexe comprises a bright and spacious living room with contemporary bi-fold doors opening onto the outside space, a comfortable double bedroom and a modern shower room.

Providing excellent flexibility, the annexe is



ideally suited to multi-generational living, guest accommodation or those seeking an additional income stream. The current owners have successfully operated the annexe as a thriving Airbnb in recent years, highlighting its appeal and income-generating potential.

Location

The popular suburb of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include

the local Dinglewell Junior School as well as access to several secondary and grammar schools located within the city. A short distance away is access to the M5, providing ideal links to Birmingham and Bristol, while a direct line to London Paddington can be located at Gloucester Station. There are also regular bus services to both Cheltenham and Gloucester.

Material Information

Tenure: Freehold.

Council Tax band: F

Local authority and rates: Gloucester City Council - £3,391.80 per annum (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating.

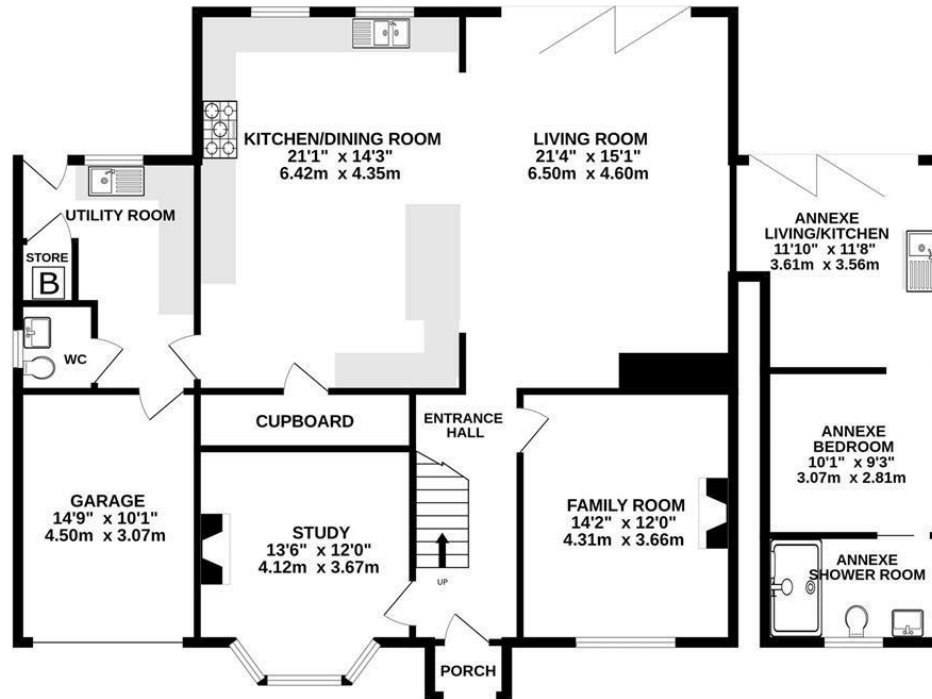
Broadband speed: Standard 18 Mbps,

Superfast 73 Mbps and Ultrafast 1000 Mbps

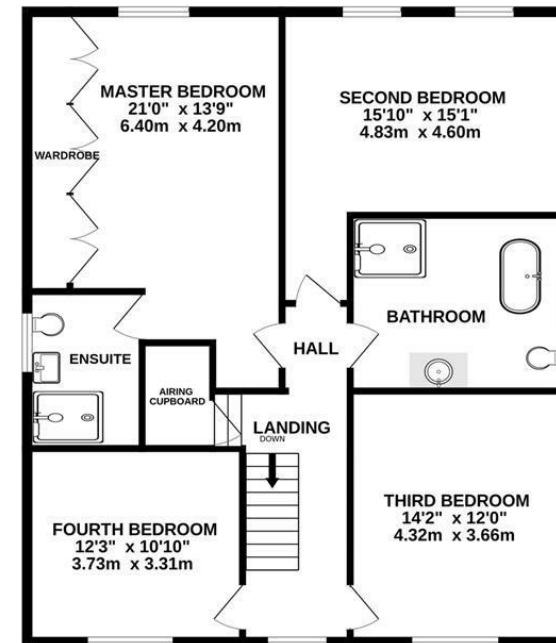
Mobile phone coverage: Vodafone (likely), O2 (likely), EE (likely), and Three (likely).



GROUND FLOOR
1628 sq.ft. (151.2 sq.m.) approx.



1ST FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA : 2697 sq.ft. (250.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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